

# FY2020 EPA Brownfields Assessment Grant Application Narrative Information Sheet

The City of Dallas and its Coalition Members The Real Estate Council (TREC) Foundation, St. Philip's School & Community Center and Lone Star Justice Alliance (LSJA) are pleased to submit this proposal for FY2020 Brownfields Assessment Grant funding. Below we provide the information requested.

### 1. Applicant Identification:

City of Dallas 1500 Marilla Street, 4EN Dallas, Texas 75201

### 2. Funding Requested:

(a) Assessment Grant Type: Coalition

(b) Federal Funds Requested:

(i) Requested Amount: \$600,000

(ii) Site-specific Assessment Grant Waiver: not applicable

(c) Contamination: \$450,000 Hazardous Substance and \$150,000 Petroleum

#### 3. Location:

(a) City: Dallas

(b) County: Dallas

(c) State or Reservation: Texas

### 4. Property Information for Site-Specific Proposals: not applicable

#### 5. Contacts:

(a) Project Director:

Name: James McGuire, Director, Office of Environmental Quality & Sustainability

Phone: (214) 670-1642 | Email: james.mcguire@dallascityhall.com

Mailing Address: City of Dallas, 1500 Marilla St, 7AN, Dallas, Texas 75201

(b) Chief Executive/Highest Ranking Elected Official:

Name: Eric Johnson, Mayor

Phone: (214) 670-3301 | Email: eric.johnson@dallascityhall.com

Mailing Address: City of Dallas, 1500 Marilla St, 5EN, Dallas, Texas 75201

6. Population: City of Dallas – 1,300,122

The South Dallas/Fair Park target area has a population of 27,771.



### 7. Other Factors Checklist:

None apply.

Other Factors	Page #
Community population is 10,000 or less.	N.A.
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N.A.
The priority brownfield site(s) is impacted by mine-scarred land.	N.A.
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N.A.
The priority brownfield site(s) is in a federally designated flood plain.	N.A.
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	N.A.
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	N.A.

**8. Letter from the State or Tribal Environmental Authority:** A letter of acknowledgement from the State Environmental Authority is attached.

Jon Niermann, *Chairman*Emily Lindley, *Commissioner*Bobby Janecka, *Commissioner*Toby Baker, *Executive Director* 



### TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

November 22, 2019

Mr. James McGuire, Director Office of Environmental Quality & Sustainability 1500 Marilla Street, 7AN Dallas, Texas 75201

Re: City of Dallas's Proposal for a U.S. Environmental Protection Agency FY20 Brownfields Assessment Grant

Dear Mr. McGuire:

The Texas Commission on Environmental Quality (TCEQ) is pleased to offer this letter of support for the City of Dallas's proposal to the U.S. Environmental Protection Agency for a FY20 Brownfields Assessment Grant. The TCEQ believes that the grant will significantly benefit the City of Dallas and the surrounding area by enhancing the local economy, increasing the tax base and improving the environment.

The TCEQ looks forward to working with the City of Dallas on its Brownfields initiative. You may contact me at 512-239-2252 or <a href="mailto:kristian.livingston@tceq.texas.gov">kristian.livingston@tceq.texas.gov</a> if you have any questions or would like additional information.

Sincerely,

Kristy Mauricio Livingston Brownfields Program Manager

Remediation Division

K.M. hugar

KL/cw

cc: Ms. Mary Kemp, EPA Region 6, Brownfields Section, <u>kemp.mary@epa.gov</u>
Ms. Denise Williams, EPA Region 6, Brownfields Section, <u>williams.denise@epa.gov</u>

# **NARRATIVE PROPOSAL**

#### 1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

**1.a.i.** Background & Description of Target Area: The area along the east bank of the Trinity River where the City of Dallas sits today was settled in 1841 as a trading post. By 1852 the first factory was established, and the town grew steadily as a service center for rural areas throughout North Texas. Following the Civil War the City experienced punctuated growth as freed slaves flocked to Dallas and settled in "freedmen's towns" on the periphery. With the arrival of the railroads in the 1870s, the City flourished as a transportation hub for regional products, including cotton, cattle, and later oil. The Interstate Highway System further reinforced Dallas's prominence as a transportation hub, with four major highways converging in the City. World War II bolstered industrial employment to more than 75,000 workers and the boom continued afterwards, with an astonishing 13 new manufacturing plants opening in the City every month. Construction of the Dallas-Fort Worth (DFW) International Airport in the 1970s further solidified the City's role as a major inland port. Today, the City is home to over 1,300,122 "Dallasites." It is the County Seat of Dallas County (population 2,552,213) and the **9th largest city in the United States.** 

The **South Dallas/Fair Park target area** is located south of downtown and includes the historic 277-acre Fair Park Campus, home to the Texas State Fair and Cotton Bowl Stadium. It is bounded by Interstate 30 to the north, the Trinity River to the west, and the Great Trinity Forest to the south and east. By the 1920s, most of the area had been settled by white blue-collar factory workers. As segregation was legal and growth continued, less desirable areas were set aside for African Americans, and neighborhoods sprung up alongside 54 manufacturing plants. Over time many upwardly mobile residents left seeking better living conditions. While Dallas has grown overall by over 75% since 1970, the target area has decreased in population by 50%. Decades of decline have resulted in a high concentration of derelict properties, including over 100 brownfields. These sites inhibit investment and the City incurs considerable costs associated with code enforcement, condemnation orders and emergency response. Today many of Dallas' most economically distressed residents live in substandard conditions within the target area, suffering high rates of unemployment and poverty. 94.4% Of residents are minorities, and 1/3 did not graduate high school. Generational poverty and welfare issues, including crime and lack of quality affordable housing, make it extremely difficult to attain higher education and secure better employment.

To combat these conditions, the City has formed a Coalition with The Real Estate Council (TREC) Foundation, St. Philip's School & Community Center and the Lone Star Justice Alliance (LSJA). These local non-profit organizations are dedicated to reducing poverty and crime, improving education, and providing better housing and social services within the community. The Coalition will leverage \$600,000 of Assessment Coalition funding with proven strategies to engage stakeholders in a dynamic process to revitalize priority brownfields that will help address the socioeconomic challenges facing the community.

<u>1.a.ii.</u> <u>Description of Priority Brownfield Sites</u>: With its long history of industrial development followed by decades of decline, there are presently over 100 brownfields throughout the **South Dallas/Fair Park target area**. Additionally, given the vast expanse of the City, there are an additional 2,000 suspected brownfields located within former industrial areas and aging commercial corridors throughout Dallas.

Category	South Dallas/Fair Park	City of Dallas
Population/Total Area	27,771 residents/16.4 mi <sup>2</sup>	1,300,122 residents/340.5 mi <sup>2</sup>
% of Land Classified as Underutilized	41%	23%
# of Sites in TCEQ Databases	94	2,880
# of Suspected Brownfield Sites	112	1,985

TCEQ = Texas Commission on Environmental Quality; HWG = Hazardous Waste Generator;  $m^2$  = square miles.

In support of this application, the City completed preliminary brownfield inventory and engagement activities, which identified **three priority focus areas** and **seven catalyst brownfields** in the target area:

(1) Fair Park Focus Area: A large area in the northern portion of the target area comprised of four Census Tracts (25, 27.01, 27.02 and 203). It includes the 277-acre Fair Park campus and surrounding neighborhoods. Initial inventory activities identified: 46 sites in TCEQ databases; 210 sites in EPA databases; 139 underutilized parcels; and 60 suspected brownfields. Catalyst brownfields include:

 Ford Assembly Plant: A 45-acre former auto manufacturing plant north of the Fair Park campus. Built in 1925 and closed in 1970s, it is partially occupied as offices, storage and a trucking/distribution company. <u>Env. Issues/Contaminants of Concern (COCs)</u>: Confirmed impacts from volatile organic compounds (VOCs), metals, asbestos-containing materials (ACM)/lead-based paint (LBP). <u>Funding Needs</u>: Phase II ESA; Regulated Building Materials (RBM) Survey; Remedial Action Plan (RAP); and a Reuse Plan.

- <u>City-owned Property on Oak Lane</u>: An 8.5-acre vacant lot. Formerly used as a material staging area for an asphalt plant. <u>Env. Issues/COCs</u>: A Phase I ESA (2013) identified multiple Recognized Environmental Conditions (*RECs*), including historic use, surface spills and potential impacts from neighboring properties. COCs include VOCs, SVOCs and heavy metals. <u>Funding Needs</u>: Phase II ESA; RAP; Reuse Plan.
- (2) St. Philip's Focus Area: A 72-acre neighborhood in the western portion of the target area. This triangular-shaped area is roughly bounded by: Interstate 45 to the east, MLK Jr. Blvd to the north and Lamar St. to the west. The St. Philip's School & Community Center is centrally located in the area. Initial brownfield inventory activities identified: 15 sites in TCEQ/EPA databases. Catalyst brownfields include:
- <u>Auto Repair on Pennsylvania Ave.</u>: Small auto repair/tire shop across from St. Philip's School. <u>Env. Issues/COCs</u>: Petroleum and other auto-related fluids. <u>Funding Needs</u>: Phase I/II ESA; RBM Survey.
- <u>Proctor & Gamble</u>: Large industrial complex on south end. Presently used for storage. <u>Env. Issues/COCs</u>: Petro. & haz. substances, including ACM/LBP. <u>Funding Needs</u>: Phase I/II ESA; RBM Survey; Reuse Plan.
- <u>Blighted Retail Building on Holmes St.</u>: Older building with history of undesirable uses. Presently underutilized. <u>Env. Issues/COCs</u>: ACM/LBP. <u>Funding Needs</u>: Phase I ESA; RBM Survey.
- (3) MLK Corridor Focus Area: A two-mile long distressed corridor stretching through the target area from the Fair Park campus to St. Philip's. Initial brownfield inventory activities identified: 26 sites in TCEQ/EPA databases; 36 underutilized parcels; and 12 suspected brownfields. Catalyst brownfields include:
- <u>Historic Forest Theater</u>: A vacant 1.63-acre historic theater and retail located around 1904 MLK Jr. Blvd. <u>Env. Issues/COCs</u>: ACM/LBP. <u>Funding Needs</u>: Supplemental RBM Survey and Abatement Plan.
- Former Jim's Carwash: Large former car wash located at 2708 MLK Jr. Blvd. Presently vacant. Env. Issues/COCs: Petroleum, auto-related fluids and cleaning products. Funding Needs: Phase I/II ESA; RAP.
- 1.b.i. Reuse Strategy & Alignment with Revitalization Plans: The target area has a rich history of proactive involvement in planning its future. Since developing the *South Dallas/Fair Park Neighborhood Preservation and Economic Development Plan* (1987), the City and its partners have collaborated on the the adoption of numerous plans, most notably: *forwardDallas! Comprehensive Plan* (2008); *GrowSouth 10-Point Plan* (2012); *Transit-Oriented Development (TOD) MLK Station Area Plan* (2013); the *Neighborhood Plus Plan* (2015); and the *360 Plan* (2018). These plans have established revitalization goals that include fighting blight, improving safety, attracting employers, providing quality housing, enhancing transit and transit-oriented development (TOD), & creating healthy, vibrant neighborhoods. In alignment with these goals, a summary of the reuse plans and strategies for the seven catalyst sites includes:

Area	Catalyst Site	Reuse Plan/Strategy
		Reuse Plan: Adaptive reuse for mixed-use (multi-family units/retail/services) to retain historic character.
Fair Park	Plant	Reuse Strategy: Establish public/private partnership. Utilize City incentives and partner resources.
Fa		Reuse Plan: Multi-family housing and/or recreation amenity. Utilize EPA funding to evaluate best use/plan.
		Reuse Strategy: Establish public/private partnership. Utilize City incentives and partner resources.
ਰੂ		<b>Reuse Plan</b> : St. Philip's plans to acquire the site for reuse as expanded athletic/recreational facilities.
S 00		Reuse Strategy: Utilize EPA funding to complete due diligence to support St. Philip's acquisition/reuse plans.
St. Philips Neighborhood		Reuse Plan: Adaptive reuse as mixed used (multi-family/recreational). Utilize EPA funding for reuse plan.
급 운		Reuse Strategy: Work with St. Philip's to establish public/private partnership.
St. leigh		Reuse Plan: St. Philip's plans to acquire the site for reuse as community services and retail opportunities.
2	Holmes St.	Reuse Strategy: Utilize EPA funding to support St. Philip's plans to acquire the site for reuse.
_	Historic Forest	Reuse Plan: City Square acquired the site and is restoring it as a community arts/entertainment venue.
국B	Theater	Reuse Strategy: Funding has been assembled for restoration. Utilize EPA funding for RBM/abatement plan.
MLK Corridor	Former Jim's	Reuse Plan: Utilize EPA funding for reuse plan to transition vacant site into commercial/retail business.
_8		Reuse Strategy: Position the property for cleanup, disposition and reuse.

<u>1.b.ii. Outcomes & Benefits of Reuse Strategy</u>: <u>Designated Opportunity Zones (DOZs)</u>: The project will directly benefit a DOZ: (1) Census Tract 203 (Fair Park), includes the Fair Park campus and the eastern portion of the MLK Corridor.

Non-Economic Benefits: Quality Affordable Housing: Is one of the primary needs in the target area. Preliminary estimates indicate that adaptive reuse of the Former Proctor & Gamble Factory could accommodate up to 600 multi-family housing units, and that mixed-use development of portions of the Former Ford Assembly plant could accommodate several hundred more. Additionally, St. Philip's and several project partners (see Section 2.b.i) have acquired smaller sites throughout the area that are targeted for near-term affordable housing projects. *Greenspace*: St. Philip's intends to redevelop the auto repair/tire shop across from the school as part of the expansion of an additional six acres of athletic fields

and recreational areas; additionally, half of the City-owned Oak Lane site could be redeveloped as a park, adding four acres of much needed recreational space to the neighborhood. Social Services: Coalition partners Loan Star Justice Alliance (LSJA), St. Philip's and other partners are targeting acquisition of sites to house critical social programs and services that include financial coaching, an entrepreneurial bank, and commercial space for healthy food & business owners transitioning out of the criminal justice system.

**Economic Benefits**: The potential permanent number of (nonconstruction) jobs that could be generated by redevelopment of the brownfields alone summarized in the table. These investments will further increase property values and tax-based

Project	Estimated Size/Type	Estimated New Jobs <sup>a</sup>
	25,000 SF of Retail	22 (1,147 SF/worker)
Ford Assembly Plant	25,000 SF of Restaurant	33 (768 SF/worker)
	80,000 SF of Office	200 (401 SF/worker)
	12,000 SF of Retail	10 (1,147 SF/worker)
Retail on Holmes St.		71 (1,147 SF/worker)
Jim's Car Wash	20,000 SF of Retail	8 (1,147 SF/worker)
Total Estimates	141,000 SF	344 Jobs

revenue throughout the target area that can help fund additional improvements in South Dallas/Fair Park.

- 1.c.i. Resources Needed for Site Reuse: The City and its partners have an impressive track-record of collaborating to draw upon multiple resources to support brownfield revitalization. For example, in 2017 Coalition member TREC Foundation introduced the Dallas Catalyst Project to further focus its resources in the target area. TREC partnered with St. Philip's, Cornerstone Baptist Church and City Square (see Section 2.b) to provide an initial \$1 million investment and professional services to renovate 12,000-SF of retail space along MLK Jr. Blvd, restore the Forest Theater's facade and construct a communal canopy space. Similarly, for this project the Coalition and its project partners will draw upon their collective resources to leverage EPA funding with other state/federal grants, funding strategies and local incentives: Special Districts: Portions of the South Dallas/Fair Park target area are located in the following districts:
- Grand Park South Tax-Increment Financing (TIF): This area is located west of the Fair Park campus and includes two catalyst sites (Oak Lane and Jim's Car Wash). TIF is available to incentivize developers and generate revenue for improvements. There is a 50.1% increase in funds available (base value \$44.9M). In the State of Texas, TIF funding can also be allocated to pay for both demolition and remediation costs.
- South Dallas Fair Park Opportunity Fund: Invests funds generated at Fair Park into the local community for economic development and/other neighborhood improvement projects.
- South Dallas Fair Park Public Improvement District (PID): Spans the MLK Corridor in the target area and generates funds for area improvements through an assessment of \$0.15 per \$100 of property value.
- In-Kind Resources: The City will donate an estimated \$30,000 of City staff labor (500 hours at an average estimated cost of \$60/hour) to manage and support all technical aspects of the EPA Brownfield Grant project.
- Assessment and Remediation Resources: The Coalition will seek assistance from the TCEQ and Railroad Commission of Texas (RRC) Brownfields Response Program (BRP), who can provide technical and financial assistance with supplemental assessment/cleanup activities. When feasible, the Coalition is also familiar with pursuing insurance claims/identifying responsible parties to fund major cleanups.
- Revitalization Resources: Developers of brownfields in the target area can take advantage of several incentives: (1.) Historic Investment Tax Credits – Tax & local valuation credits for historic preservation projects;

  - (2.) Property Assessed Clean Energy (PACE) Program Low-cost loans for resilient, energy efficient projects;
  - (3.) Multi-Family Tax Exemption Program Provides multi-year tax exemption for priority housing projects; &
  - (4.) Transit Oriented Development (TOD) Property tax incentives for projects within designed TOD areas.

1.c.ii. Use of Existing Infrastructure: The project will leverage the following infrastructure improvements:

Name	Description	Status
Buckner Plaza	\$2.2M commercial center with retail, restaurant and office uses.	Completed
DART - SE Corridor Light Rail	47 Mile light rail line connecting the DFW metroplex to the South Dallas/Fair Park target area via three stations – Fair Park, MLK and Hatcher.	Completed
Bexar Street Redevelopment	Neighborhood Investment Program (NIP) improved streetscape and developed affordable commercial and townhouses along a portion of the street.	Completed
2017 Bond Prop C	\$50M for improvements to 12 facilities in Fair Park	Underway
2017 Bond (Props A, B, D, F, G, and H).	\$1B Bond. The target area will see investments in the South Dallas Cultural Center; streets; parks & rec; flood control; public safety; and performing arts.	Underway

<sup>&</sup>lt;sup>a</sup> Job estimates based on the USEIA's 2016 employment estimates.

The target area is located within a fully developed urban area with existing infrastructure. Additionally, a significant amount of funding will be utilized to support adaptive reuse of several historic structures. Adaptive reuse utilizes existing infrastructure & can help preserve the historic character of the target area.

### 2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

**2.a.i.** The Community's Need: Many of Dallas' most economically distressed residents live within the South Dallas/Fair Park target community. Area residents suffer high rates of unemployment, poverty and households receiving assistance (1.5-3X state/national averages), and per capita incomes are <50%. 94.4% Of residents are minorities, predominantly African American (72.9%) and Hispanic/Latino (20.3%).

Data Type <sup>1</sup>	South Dallas/ Fair Park <sup>2</sup>	City of Dallas	Dallas County	State of Texas	United States
Total Population	27,771	1,300,122	2,552,213	27,419,612	321,004,407
Minority Population <sup>3</sup>	94.4%	70.9%	69.8%	57.1%	38.5%
% Black or African American	72.9%	24.0%	22.1%	11.7%	12.7%
% Hispanic or Latino	20.3%	41.7%	39.6%	38.9%	17.6%
5 Year-Unemployment Rate	10.9%	5.9%	5.9%	5.8%	6.6%
Poverty Rate	38.2%	21.8%	17.7%	16.0%	14.6%
Per Capita Income (Dollars)	\$14,316	\$31,260	\$29,810	\$28,985	\$31,177
% Households with Food Stamps/SNAP Benefits	16.0%	4.6%	4.5%	4.8%	5.4%
% Households with Social Security Income	39.4%	15.4%	13.9%	12.7%	12.6%
Cost Burdened Households (rent ≥ 30% of income)	60.4%	47.4%	47.4%	47.8%	50.6%
Home Ownership Rate	36.2%	41.5%	50.5%	62.0%	63.8%
Median Home Value	\$66,945	\$154,000	\$148,300	\$151,500	\$193,500
Housing Units Built Prior to 1980	67.7%	56.5%	51.7%	40.6%	54.8%
High School Graduate or Equivalent	67.7%	75.9%	78.3%	82.8%	87.3%
Bachelor's Degree or Higher	9.7%	31.6%	30.1%	28.7%	30.9%
Land Area (Square miles)	14.6	340.52	871.3	261,232	3,531,905

<sup>1</sup>2013-2017 American Community Survey. <sup>2</sup>Includes 11 Census Tracts (25, 27.01, 27.02, 34, 37, 38, 39.01, 40, 115, 203, & 204). <sup>3</sup> Calculated by subtracting the reported % of "total white persons not Hispanic" from 100%. **Bold/**shading indicates results that exceed and/or are less than (depending on data type) **Texas** and the entire U.S., respectively. SNAP = Supplemental Nutrition Assistance Program.

Generational poverty and welfare issues make it difficult to attain higher education & better employment. Other factors that inhibit the Coalition from being able to draw upon local sources of funding include:

- While Dallas grew in population by 72% from 1970 to 2013, the population in the Fair Park area decreased by 50%<sup>b</sup>. Population decline & disinvestment has resulted in an incredible number of derelict properties. These properties inhibit tax-based revenue, and the City incurs substantial costs associated with code enforcement, condemnation orders & emergency response activities (e.g. fires/crime).
- There are ~50 acres of parking lots surrounding Fair Park, which do not generate significant revenue. Brownfield redevelopment will provide relief by improving property values, increasing the tax-base, & attracting new businesses that provide employment opportunities & reduce the demands for assistance.

### 2.a.ii. Threats to Sensitive Populations: 2a.ii.(1) Health or Welfare of Sensitive Populations:

The target area includes some of the highest concentrations of low income and minority populations in the US. As shown in the table on the right, EPA's Environmental Justice Screening (EJSCREEN) Tool reports that the target area is above the 93<sup>rd</sup> percentile for the sensitive population categories of overall demographic index, minority, low income and less than High School education compared to the entire U.S. In addition to unemployment & poverty (see Section 2.a.i), welfare concerns include:

Sensitive Population	%tile in U.S.
Categories <sup>c</sup>	Target Area
Demographic Index	97
Minority	94
Low Income	93
< HS Education	94

- Crime: The neighborhoods around Fair Park have some of the highest violent crime rates in the Cityd.
- Lack of Education: ~1/3 of residents did not graduate high school and <10% have bachelor's degreese.</li>
- Housing: The area has low home ownership, high rates of burdened households & aging housing stock<sup>d</sup>. In order to specifically address these concerns, the City formed a Coalition with three local non-profits (and included additional project partners) focused on improving crime, education and housing in the

<sup>&</sup>lt;sup>b</sup> A Great Park for a Great City, July 2017.

<sup>&</sup>lt;sup>c</sup> Generated using EPA Environmental Justice Screening (EJSCREEN) Tool on 11/15/19.

d www.dmagazine.com/publications/d-magazine/2012/june/how-the-state-fair-of-texas-kills/

<sup>&</sup>lt;sup>e</sup> See table in Section 2.a.i.

target area (see Section 2.b.). The grant will be used to transition sites that exacerbate health/welfare issues into quality affordable housing and facilities that deliver improved social services for residents.

2.a.ii.(2) Greater Than Normal Incidence of Disease & Adverse Health Conditions: Two of the Census Tracts (CTs) in Texas with the lowest life expectancies are in the target area. Life expectancy in these areas range from 65.5 to 65.9 years, compared to 78.5 years nationally. The table below includes prevalence rates for 10 chronic disease and health indicators for South Dallas/Fair Park residents, based on data from the Centers for Disease Control and Prevention (CDCP). Included in the table are the average prevalence rates for all 2,760 CTs in Texas and all 27,210 CTs in 500 U.S. cities that were included in the study.

Health Measure Estimates for South Dallas/Fair Park Target Areah A

Health Measure	Prevalence in Target Area <sup>B</sup>	Average Prevalence in Texas <sup>c</sup>	Percentile among CTs in 500 US Cities <sup>D</sup>			Average Prevalence in Texas <sup>c</sup>	Percentile among CTs in 500 US Cities <sup>D</sup>
Lack of Health Insurance	33.2	26.1	94.4%	Kidney Disease	5.0	2.9	96.5%
High Blood Pressure	48.9	26.9	96.3%	No Leisure Time/Physical Activity	42.4	28.3	95.0%
Asthma	12.3	8.8	89.9%	Poor Mental Health	16.9	12.7	85.3%
Diagnosed Diabetes	21.4	11.6	97.5%	Obesity	47.5	33.6	96.7%
High Cholesterol	42.4	36.0	95.4%	Poor Physical Health	19.2	12.7	91.8%

The target area scores significantly worse (i.e. - has higher prevalence rates) for all 10 health measures compared to the average rates for Texas. Prevalence rates rank above the 85.3 percentile when compared to data for all CTs included in the study. For six of the measures (high blood pressure, diabetes, cholesterol, kidney disease, leisure time/physical activity & obesity), prevalence rates are among the highest 5% of all 27,210 CTs in the study. Funding will be used to better understand exposure risks of area contaminants. Health impacts will be reduced as exposure pathways are mitigated. For example, removal of soil/groundwater sources will reduce exposure from ingestion/inhalation of particulates, and asbestos/lead-based paint abatement in aging structures will reduce potential for asthma/poisoning. The project will help open doors to better housing, employment and recreational facilities that can improve health indicators such as lack of insurance, physical activity, obesity and poor mental and physical health.

**2.a.ii.(3) Disproportionately Impacted Populations**:
A history of incredible growth (and neglect) has resulted in

A history of incredible growth (and neglect) has resulted in significant cumulative environmental impacts in the target area. As demonstrated in the "Environmental Justice Indicators" (EJI) table, sensitive populations within South Dallas/Fair Park fall above the 84<sup>th</sup> percentile for disproportionate burden & exposure to nearly all air quality and other sources of pollution when compared to the entire

		%tile in U.S.
	Indicators (EJI) <sup>i</sup>	Target Area
	Air Toxics Cancer Risk	85
Type	Respiratory Hazard	84
	Traffic Proximity/Vol.	91
	Lead Paint	91
Other	RMP Proximity	95
	Wastewater Discharge	92
		•

U.S. The assessment of brownfields will help to reduce health threats to residents from exposure to contaminants, in particular from the following sources and exposure pathways:

- <u>Air Quality</u>: Infill development of brownfields will help reduce urban sprawl throughout the region, greatly reducing vehicle emissions. Also, creating quality affordable housing within the target area and facilitating transit-oriented development (TOD) near the four area light rail stations will provide opportunities for residents to live closer to their jobs & public transit options, further reducing emissions.
- <u>Hazardous Substances</u>: The grant will be used to identify legacy soil/groundwater contamination associated with brownfields in the target area, and to identify remedial measures necessary to address those threats at priority sites. For example, grant funds will be used to complete RBM Surveys to remove asbestos/lead-based paint from historic structures in support of adaptive reuse and/or demolition.

2.b. Community Engagement: 2.b.i. Project Partners/2.b.ii Roles: The City will work closely with its Coalition partners, The Real Estate Council (TREC), St. Philip's School & Community Center and Lone Star Justice Alliance (LSJA), to connect with stakeholders within the South Dallas/Fair Park target area and facilitate a cohesive process that is inclusive of the greater interests of the community. The City offers redevelopment incentives and will serve as an important connector with property/business owners and

f healthcare.dmagazine.com/2019/10/21/most-of-the-states-lowest-life-expectancy-neighborhoods-are-in-north-texas/ g https://www.cdc.qov/500cities/

<sup>&</sup>lt;sup>h</sup> Notes for Table. A) Data accessed from the CDC website on 11/21/2019. B) As described in Section 2.a.i, the target area includes 11 CTs. C) Average of values for all 2,760 Texas CTs included in the CDC study. D) Ranking of the average value for the target area CTs versus those for all 27,210 urban CTs in 500 US cities included in the study. A value of 95% means that the prevalence in the target area is higher (worse) than that in 95% of all US CTs. Generated using EPA Environmental Justice Screening (EJSCREEN) Tool on 11/15/19.

developers interested in near-term redevelopment opportunities in the target area. Developers share valuable information with the City about their challenges, which often include brownfield-related issues. This "inclusive approach" ensures this grant will focus on the feasible high-impact projects. In addition:

- TREC is an organization of developers, builders, brokers, investment bankers and title professionals. TREC will help engage with the real estate industry to catalyze investment in the target community.
- St. Philip's enriches the lives of families through education & essential social services. They will help engage with sensitive populations via their school, sports, senior citizens, food pantry & clinic programs.
- LSJA is committed to redirecting youth and integrating those most affected by the justice system. LSJA will help engage with area families through their targeted outreach and public awareness campaigns. The Coalition has also identified local project partners who will bring important community voices to the table. In November 2019, the City participated in a public open house for the Fair Park First Master Plan to share info about the EPA Grant and solicit commitments to serve on the Brownfield Advisory Committee (BAC). Participants asked questions about environmental issues, project goals and opportunities to get involved. Each partner has committed to serving on the BAC and assisting with community engagement. The BAC will establish prioritization criteria & be actively involved in all activities.

Partner Name (Type)	Contact Person; Email; Phone #	Specific Role in the Project
TCEQ	Kristi Livingston; Kristian.livingston	Kristi manages the TCEQ Brownfield Program. She and her staff will
(State Reg. Agency)	@tceq.texas.gov; 512-239-2252	assist with inventory, site eligibility, Phase I/II ESAs & cleanup.
Fair Park First	Brian Luallen; brian.luallen@	Leading efforts to restore and revitalize Fair Park as an
(Stewardship of Fair Park)	fairparkfirst.org; 469-805-5788	entertainment and recreational amenity within the target area.
Cornerstone Baptist Church	Pastor Chris Simmons; csimmons@	Provides social services to the target area and has partnered with
(Faith-Based Organization)	cornerstonedallas.org; 214-426-5468	the City to revitalize several dilapidated properties.
Matthews Southwest	Kristian Teleki; kteleki@matthews	A local rea estate firm that owns over 100 acres of land in South
(Real Estate Company)	southwest.com; 972-221-1199	Dallas/Fair Park, including potential priority brownfields.
City Square	Margaret Weinkauf; mweinkauf@	Provides social services to address hunger, health, housing & hope.
(Community Development)	Citysquare.org; 214-303-2000	Plans to acquire/develop several properties in the target area.
Forward Planning, LLC	Dr. Doric Earle;	Owner/developer of properties in the South Dallas/Fair Park area
(Fair Housing Organization)	dearle@mail.smu.edu; 214-502-6471	targeted for quality affordable housing projects.
Baylor, Scott, and White	Candace Thompson; candace thomp-	Provide health data for the South Dallas/Fair Park target area and
(Health Advisory)	son@BSWhealth.org; 214-865-3073	technical assistance with health/risk assessments for specific sites.
YMCA	Keith Vinson; kvinson@ymca-	Provides social services to the target area and partner with the City
(Community-Based)	dallas.org; 214-375-2583.	and other partners on initiatives in South Dallas/Fair Park.
North Central Texas COG	Tamara Cook; tcook@nctcog.org;	Technical and funding support for planning and revitalization
(Council of Governments)	817-695-9221	projects. Brings experience as recipient of \$3M of EPA RLF grants.

2.b.iii. Incorporating Community Input: The City and its partners believe that effective community engagement is imperative to the success of this project. During the first quarter, the Coalition will develop a Community Involvement Plan (CIP), which will utilize existing channels of communication, stakeholder relationships, & innovative strategies to ensure meaningful input is infused into all grant activities. Press Releases, Fact Sheets and Webpages: The City will develop press releases, fact sheets, Phase I/II ESA process diagrams and site nomination forms. These documents will be available via a project-specific webpage that is operated/maintained by the City. The webpage will be linked to Coalition partner websites to ensure information is readily available throughout the South Dallas/Fair Park community. Meetings with Property/Business Owners and Developers: The City, TREC and other project partners regularly conduct meetings with property/business owners and developers, and will leverage these relationships to solicit interest and participation from private investors within the target community. Social Media: The City and its partners have established social media channels that will be utilized to ensure that residents and stakeholders stay informed and feel included in the decision-making process. The City's Public Affairs & Outreach Office will use social media outlets to engage with students and younger audiences to secure input during inventory, prioritization & cleanup/reuse planning activities. Email, Postcards & Newsletters: To ensure that Spanish speaking residents and community stakeholders receive updates, communications and fact sheets will be available in Spanish. A comprehensive stakeholder distribution list will be created using the Neighborhood Vitality Team's database and sign-up sheets from recent public engagement events, such as the Fair Park First Master Plan Update. Emails, postcards and newsletters will be sent periodically to the distribution list. Project partners will communicate progress to their constituents via regular meetings & articles in organizational newsletters. Boots on the Ground: Tactical events, such as door-to-door campaigns, pop-up parks, chalk-paint walls near schools, and weekend meetings (e.g. over breakfast), will be tools the Coalition will use to capture full-time, busy parents, business owners and residents without regular access to the internet or emails.

This menu of community engagement methods will allow stakeholders to provide meaningful input that will influence each phase of work. Robust involvement by those most affected by brownfields will lead to strong community buy-in that will maximize the success of priority redevelopment projects.

#### 3. TASK DESCRIPTION, COST ESTIMATES & MEASURING PROGRESS:

<u>3.a. Description of Tasks (i. Implementation Activities; ii. Schedule; iii. Leads; and iv. Outputs)</u>: The scope of work has been organized into the **five** primary tasks described in this section.

### Task 1: Cooperative Agreement (CA) Management, Reporting & Other Eligible Activities

i. <u>Implementation</u>: The City will manage all aspects of the project, including coordination with the EPA, Coalition Members & Qualified Environmental Professional ("QEP" or "Consultant"). Reporting will include: 1) Quarterly Progress Reports (QPRs); 2) Property Profiles/ACRES Updates; 3) Annual Disadvantaged Business Enterprise (DBE) & Federal Financial Reports (FFRs); & 4) a Final Performance Report documenting accomplishments, outputs, outcomes, & successes. The Coalition will attend two brownfield conferences.

ii. <u>Schedule</u>: Management/Reporting will be ongoing throughout the three-year implementation period. A State/Regional Workshop/Conference and National Brownfield Conference are anticipated in 2021-2022.

iii. Leads: The City will lead this task. The Consultant will assist with reporting activities.

iv. <u>Outputs</u>: Agendas/minutes from stakeholder meetings; 12 QPRs; 3 DBE/FFR Reports; ACRES Updates (ongoing); 1 Final Performance Report; 2 Brownfield Conferences attended by the City/Coalition members.

### **Task 2: Community Engagement**

- i. <u>Implementation</u>: Detailed plans for engaging the community are provided in Section 2.b., including: 1) Community Involvement Plan (CIP); 2) fact sheets & press releases; 3) project webpage; 4) up to 8 Brownfield Advisory Committee (BAC) Meetings; & 5) other public outreach and key stakeholder meetings.
- ii. <u>Schedule</u>: The CIP, fact sheets and webpage will be developed during the first quarter (1Q) of the project. A BAC kick-off meeting will be held during the second quarter (2Q) and convened quarterly for the first year, and semi-annually thereafter; other key stakeholder meetings will occur as needed.

iii. Leads: The City will lead this task, with support from the Coalition partners, BAC and Consultant.

iv. <u>Outputs</u>: CIP; fact sheets; press releases/articles; webpage content (updated regularly); 8 BAC Meetings (including presentations, agendas, minutes, etc.); other stakeholder meetings/materials.

### Task 3: Inventory, Prioritization and Site Selection

- i. Implementation: A comprehensive brownfield inventory will be completed for the **South Dallas/Fair Park target area**. The inventory will be used to gather information on potential priority brownfields in support of restoration and redevelopment initiatives. Activities will include (i) Review of federal (EPA), state (TCEQ/RRC) and local (Health Dept.) regulatory agency records to verify that all sites with known/suspected impacts are included; (ii) Review City/County property records relevant to identification of brownfields (including occupancy, parcel/assessor's data, tax delinquency status, code violations, etc.); (iii) Review Sanborn Maps, City directories, aerial photographs & other historical resources to identify past land uses; (iv) Survey local developers, real estate brokers, & other stakeholders for information on potential sites; & (v) Conduct tours/windshield surveys of priority brownfields and to verify existing conditions. The inventory will be linked to the City's geographic information system (GIS) to maximize its long-term value as a planning resource. The Coalition partners and the BAC will inform the prioritization process by establishing criteria and selecting sites that offer the greatest socioeconomic benefits for South Dallas/Fair Park residents.
- ii. <u>Schedule</u>: The draft inventory will be completed during 2Q and presented to the BAC for prioritization during 3Q. Inventory updates and site selection will continue over the three-year period and beyond.
- iii. <u>Lead</u>: The City will lead this task, with support from the Coalition partners, BAC and Consultant.
- iv. Outputs: Inventory, Prioritization & Site Selection Technical Memorandums; GIS files; tables; figures.

### Task 4: Phase I/II Env. Site Assessments (ESAs) and Regulated Building Material (RBM) Surveys

- i. Implementation: Includes completion of up to 16 Phase I ESAs (in accordance with AAI Final Rule/ASTM E1527-13 Standard) and 8 Phase II ESAs on priority sites within South Dallas/Fair Park. At least one site will be prioritized/selected by each Coalition member. Many of the priority sites contain old buildings that are prime for adaptive reuse, therefore, budget is included for up to 8 RBM Surveys. This task also includes preparation of: 1) site eligibility determination (ED) forms; 2) access agreements; 3) an EPA-approved Quality Assurance Project Plan (QAPP) prior to assessments; 4) EPA-approved Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs) prior to Phase II ESAs and/or RBM Surveys; and 5) completion of National Historic Preservation Action (NHPA) §106 and Endangered Species Act §7(a)(2) requirements.
- ii. <u>Schedule</u>: **Year 1**: QAPP, 4 Phase I ESAs, 3 Phase II ESAs, & 3 RBM Surveys. | **Year 2**: 8 Phase I ESAs, 3 Phase II ESAs, & 2 RBM Surveys. | **Year 3**: 4 Phase I ESAs, 2 Phase II ESAs, & 2 RBM Surveys.

iii. <u>Lead</u>: The QEP will lead this task under the direction of the City/Coalition, who will help secure site access. iv. Outputs: 1 Master QAPP; 18 ED Forms; 16 Phase I ESAs; 8 Phase II ESAs; 8 RBM Surveys.

### Task 5: Site-Specific Cleanup and/or Reuse Planning

- i. <u>Implementation</u>: Analysis of Brownfield Cleanup Alternatives (ABCAs), Remedial Action Plans (RAPs), and/or Reuse Plans will be completed for 8 sites to inform cleanup and/or redevelopment plans/strategies.
- ii. Schedule: Year 1: 2 ABCAs/RAPs | Year 2: 4 ABCAs/RAPs | Year 3: 2 ABCAs/RAPs
- iii. <u>Lead</u>: The QEP will lead the technical elements of this task under direction of the City/Coalition partners. iv. Outputs: 8 ABCAs/RAPs/Site-Specific Reuse Plans.

<u>3.b. Cost Estimates</u>: The overall budget is summarized in the following table. >50% of funding is allocated towards Phase I/II ESAs & RBM Surveys. No indirect, personnel + fringe benefit or supply costs are requested.

#		Task 1	Task 2	Task 3	Task 4	Task 5	
Line	Budget Categories	CA Management, Reporting	Community Engagement	Inventory & Site Selection	Phase I/II ESAs & RBM Surveys	Cleanup/Reuse Planning	Totals
1	Personnel + Fringe (Petro)	\$0	\$0	\$0	\$0	\$0	\$0
2	Travel (Petro)	\$3,000	\$0	\$0	\$0	\$0	\$3,000
3	Supplies (Petro)	\$0	\$0	\$0	\$0	\$0	\$0
4	Contractual (Petro)	\$4,000	\$7,500	\$9,000	\$102,500	\$24,000	\$147,000
5	Total Direct Costs (Petro)	\$7,000	\$7,500	\$9,000	\$102,500	\$24,000	\$150,000
6	Personnel + Fringe (Haz)	\$0	\$0	\$0	\$0	\$0	\$0
7	Travel (Haz)	\$9,000	\$0	\$0	\$0	\$0	\$9,000
8	Supplies (Haz)	\$0	\$0	\$0	\$0	\$0	\$0
9	Contractual (Haz)	\$12,000	\$22,500	\$27,000	\$307,500	\$72,000	\$441,000
10	Total Direct Costs (Haz)	\$21,000	\$22,500	\$27,000	\$307,500	\$72,000	\$450,000
11	Total Budget (Combined)	\$28,000	\$30,000	\$36,000	\$410,000	\$96,000	\$600,000

 $\textit{CA = Cooperative Agreement; ESA = Environmental Site Assessment; RBM = Regulated Building Material; Haz = Hazardous; Petro = Petroleum CA = Cooperative Agreement; ESA = Environmental Site Assessment; RBM = Regulated Building Material; Haz = Hazardous; Petro = Petroleum CA = Cooperative Agreement; ESA = Environmental Site Assessment; RBM = Regulated Building Material; Haz = Hazardous; Petro = Petroleum CA = Cooperative Agreement; ESA = Environmental Site Assessment; RBM = Regulated Building Material; Haz = Hazardous; Petro = Petroleum CA = Cooperative Agreement; ESA = Environmental Site Assessment; RBM = Regulated Building Material; Haz = Hazardous; Petro = Petroleum CA = Cooperative Agreement; Petrole$ 

The following tables provide a summary of the estimated costs for project outputs by task and budget category.

### Task 1 – CA Management, Reporting & Other Eligible Activities: Total Budget = \$28,000

<u>Travel Costs</u> of \$12,000 are budgeted for expenses for six Coalition members to each attend 2 BF conferences. Costs are est. at \$1,000/person/conference based on recent conference costs. <u>Contractual Costs</u> of \$16,000 are budgeted (128 hrs @ \$125/hr) for work by the QEP to assist with reporting.

Haz vs Petro: For all Task 1 activities, 25% of costs will be allocated to petroleum and 75% to haz. funding.

### Task 2 – Community Engagement: Total Budget = \$30,000

Contractual Costs of \$30,000 are budgeted (240 hrs @ \$125/hr) for assisting with engagement activities. Haz vs Petro: For all Task 2 activities, 25% of costs will be allocated to petroleum and 75% to haz. funding.

### Task 3 – Inventory, Prioritization & Site Selection: Total Budget = \$36,000

Contractual Costs of \$36,000 are budgeted (288 hrs @ \$125/hr) for work by the QEP for developing the brownfield inventory and assisting with site prioritization activities.

Haz vs Petro: For all Task 3 activities, 25% of costs will be allocated to petroleum and 75% to haz. funding.

### Task 4 – Phase I and II ESAs & RBM Surveys: Total Budget = \$410,000

Contractual Costs of **\$410,000** include costs for the QEP to complete 1 Master QAPP **(\$8,500**); 18 ED forms **(\$750** each = **\$13,500**); 16 Phase I ESAs (\$5,000 each = **\$80,000**); 8 SAPs (\$2,000 each = **\$16,000**); 8 Phase II ESAs (\$30,000 each = **\$240,000**); 8 RBM surveys (\$6,500 each = **\$52,000**).

**Haz vs Petro:** Costs will be allocated based on the eligibility (petro. and/or haz.) for each site. Assumes 25% of the overall task budget will allocated to petroleum sites and 75% to hazardous substances sites.

### Task 5 – Site-Specific Cleanup and/or Reuse Planning: Total Budget = \$96,000

Contractual Costs of \$96,000 are estimated based on the QEP completing 8 Analysis of Brownfield Cleanup Alternatives (ABCAs)/Remedial Action Plans (RAPs)/Reuse Plans at an avg. cost of \$12,000/site.

Haz vs Petro: Assumes 2 ABCAs/RAPs/Reuse Plans for petro sites & 6 ABCAs/RAPs/Reuse Plans for haz sites.

3.c. Measuring Environmental Results: The status and date of completion of outputs and anticipated short- and long-term outcomes will be tracked and reported to EPA via Quarterly Progress Reports (QPRs), ACRES and the Final Performance Report. QPRs will list goals accomplished and activities planned for the next quarter. Any significant deviations in schedule will be discussed with the EPA Project Officer to develop corrective actions. Between meetings and QPRs outputs will be tracked in a database including: (1) # of potential brownfields identified/prioritized; (2) # of Phase I ESAs; (3) # of Phase II ESAs;

(4) # of Analysis of Brownfield Cleanup Alternatives (ABCAs) and/or Remedial Action Plans (RAPs); and (5) # of community meetings and success stories. Sites assessed will be linked to parcel data, to allow for efficient tracking and analysis of project outcomes using GIS. The following **short- and long-term outcomes** will be tracked: (1) # of sites cleaned up; (2) # of property title transfers; (3) # of sites and acres of land redeveloped; (4) # of acres of greenspace created; (5) \$ of private investment/leveraged funding; (6) # of jobs created or retained; & (7) increased property value/tax revenue. The City will further refine the project schedule/milestones as part of the Cooperative Agreement (CA) Work Plan to ensure activities are completed within the three-year period. The City will continue to make updates to ACRES beyond the project end date, to ensure outcomes continue to be captured as priority brownfields are redeveloped.

### 4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

- **4.a.i.** Organizational Structure: The City will lead the Coalition with support from its non-profit partners, The Real Estate Council (TREC) Foundation, St. Philip's School & Community Center, and Lone Star Justice Alliance (LSJA) (commitments in Attachment E). The Coalition partners have a long history of working collaboratively to advance revitalization goals throughout the South Dallas/Fair Park target area. Governance Structure: Immediately following notice of award, the Coalition will execute a Memorandum of Agreement (MOA) to document the roles and responsibilities of each partner. The Coalition will use a collective governance structure to ensure the interests of each are represented throughout the project. A Brownfield Advisory Committee (BAC) has been established that includes each Coalition partner (and other project partners). The BAC will guide the site prioritization process, inform cleanup/reuse planning and assist with community engagement. In addition to serving on the BAC, the Coalition partners will participate in monthly check-in calls facilitated by the City to ensure all members are meaningfully involved and clear internal objectives are established in support of timely/successful expenditure of funds.
- 4.a.ii. Description of Key Staff: City staff have extensive experience managing complex revitalization efforts:
   James McGuire, Director, Office of Environmental Quality & Sustainability (OEQS): With over 13 years of experience in regulatory compliance, enforcement, permitting, resiliency/sustainability, and environmental law, James will serve as the Brownfield Project Director. He holds a Master's in Geological Science and a J.D. from Emory University School of Law. In his role as Director, James has been responsible for carrying out the mission of the department, including forming partnerships, managing finances and moving projects from creation to completion. James' broad experience will ensure effective expenditure of funds while maintaining a focus on the City's overall restoration goals.
- <u>Joseph Vu</u>, <u>Environmental Coordinator II</u>, <u>OEQS</u>: With a Master's in Environmental Science and over 10 years of experience as a Professional Geoscientist (PG), <u>Joseph will serve as the Brownfield Project Manager</u>. Prior to joining the City, Joseph worked as a consultant, gaining valuable experience with Phase I/II ESAs, Regulated Building Material (RBM) Surveys and cleanup of impacted soil/groundwater. He currently manages the Municipal Setting Designation (MSD) Program and other special projects. He will be the primary point of contact for grant management and implementation, including all technical and financial reporting. Joseph will work closely with the Coalition and other key stakeholders to achieve project goals while maintaining compliance with the terms of the Cooperative Agreement (CA).
- Lori Trulson, Senior Environmental Coordinator, OEQS: Lori is a PG & Registered Environmental Manager (REM) with 23 years of experience in the environmental field. She has been with the City's OEQS for 13 years and is responsible for managing various programs, including Due Diligence, TCEQ Regulatory Cleanup and Construction Management. Lori will assist Joseph with technical components.
- <u>Daunte Rushton</u>, <u>Coordinator</u>, <u>Office of Economic Development (OED)</u>: Daunte brings over 10 years of experience in urban planning to the project. His focus includes code compliance, adoption of master plans and City ordinances, and project plan review. Daunte will work closely with Joseph to ensure the project will maintain consistency with the City's established planning and economic development goals.
   Additionally, each Coalition partner has assigned senior-level staff to support all phases of the project:
- TREC: Linda McMahon, President & CEO: Linda has three decades of experience in banking and commercial real estate and is passionate about building communities. As the Founding Chairman of Impact Dallas Capital, a private economic development and capital initiative for South Dallas, she helped raise almost \$40 million of funding. Linda serves on many boards and commissions and is a frequent speaker and consultant on issues surrounding affordable housing & economic development.
- <u>St. Philip's: Julie Saqueton, Chief Community Advancement Officer</u>: Julie has served at St. Philip's for 12+ years and leads the organization's community redevelopment efforts, including the acquisition and

revitalization of nine buildings in the past three years. She works closely with community partners in bringing essential social services and thriving programs to the neighborhood, including youth sports, senior citizens transit, medical clinic, client-choice food pantry, free legal clinic and meals on wheels.

• <u>LSJA: Yulise Waters, Director of Dallas County Programs</u>: Yulise oversees programmatic and engagement aspects of the Second Chance Community Improvement Program (SCCIP). Prior to LSJA, Yulise was an Asst. City Attorney, were she co-founded SCCIP. She holds a J.D from Southern Methodist University (SMU) and is certified in Texas Risk Assessment and Crime Prevention through Environmental Design (CPTED).

4.a.iii. Acquiring Additional Resources: The City and its Coalition partners have substantial resources, including additional technical and support staff to assist with grant implementation activities. The City also has proactive succession planning if staff changes are required. Succession plans will eliminate project delays and ensure staff who are reassigned to the project have appropriate qualifications and experience. The City routinely contracts with consultants and has established equal opportunity procurement procedures for ensuring a fair bidding process. In 2019 the City used a qualifications-based process in conformance with 2 CFR 200.317-200.326 to contract a Qualified Environmental Professional (QEP) consultant team to assist with grant implementation activities. Advanced procurement will position the Coalition for expedited grant activities immediately upon issuance of the CA and execution of the MOA. 4.b. Past Performance & Accomplishments: 4.b.i. Has Previously Received an EPA Brownfields Grant: The City will draw upon its experience as a two-time EPA Phoenix Award<sup>j</sup> winner. This includes successfully implementing its 2 most recent EPA Brownfield Community-Wide Assessment (CWA) Grants: • (1) FY04 CWA Grant for Hazardous |CA BF-97685701| \$200,000 | Term: 10/01/04-09/30/07 (closed). • (2) FY06 CWA Grant for Hazardous | CA BF-96639301 | \$200,000 | Term: 10/01/06-09/30/09 (closed). Details for these grants, including accomplishments and compliance with grant requirements, include: 4.b.i.(1) Accomplishments: (1) FY04 CWA Grant for Hazardous: This grant focused on community outreach activities and completing Phase I/II ESAs in South Dallas, West Dallas and Southeast Oak Cliff. Outputs: Community outreach materials; eight Phase I ESA Reports; five Phase II ESA Reports; Progress Reports and a Final Performance Report. Outcomes: 11 Sites were approved. Eight sites (92.5 acres) were assessed. Success stories included: (a) A Phase I/II ESA was completed during cleanup of the ~53-acre former Alford Refrigerated Warehouse on the Trinity River, once the largest refrigerated warehouse in the world; (b) Funding was used to support adaptive reuse of a former warehouse into the NYLO Boutique Hotel in the Cedars District; & (c) Funding was used to support the City's acquisition of a gas station, which was necessary to construct the Margaret Hunt Hill Bridge, which now connects downtown to West Dallas. (2) FY06 CWA Grant for Hazardous Substances: This grant focused on community outreach and completing Phase I/II ESAs in the southern sector of the City. *Outputs*: Community outreach materials; 11 Phase I ESA Reports; one Phase II ESA Report; Progress Reports and a Final Performance Report. Outcomes: 11 Sites were approved. 11 sites (58.9 acres) were assessed. Six sites (5.09 acres) were designated "ready for reuse". Success stories included: (a) Funding was used to assess a property with heavy metals impacts from former smelter operations. The site has since been redeveloped into the Alamo Drafthouse Cinema in the Cedars District; and (b) Funding was used to complete assessments of several brownfields in the Cedars District which have since been redeveloped into condos & apartments.

Although the City has not had access to competitive EPA Brownfield Grant funding in a decade, Dallas' Brownfield Program has documented nearly 50 significant brownfield redevelopment success stories over the past 20 years. These projects alone account for over \$3.4 billion of investment<sup>k</sup> and the creation of more than 6,000 jobs (~50% construction related; ~50% long-term positions on former brownfields). **4.b.i.(2) Compliance with Grant Requirements**: For each of these grants, the City maintained compliance with the terms and conditions of the CAs. This included the CA Work Plans, schedules, site eligibility, eligible uses of funding, quarterly/annual/final reporting and ACRES updates. As noted above, all target outputs and outcomes were achieved. All funding was used within the three-year implementation periods (no extensions were required), and each of the projects were properly closed out. The City of Dallas is committed to supporting all planned grant activities described in this FY2020 EPA Grant proposal, and will effectively utilize all grant funds within the allotted timeframe. The City and its Coalition partners look forward to partnering with EPA and contributing additional brownfield success stories to its portfolio.

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<sup>&</sup>lt;sup>j</sup> National Award for the American Airlines Center/Victory Park (2001); EPA Region 6 Award for the Jack Evans Police HQ (2003).

<sup>&</sup>lt;sup>k</sup> From EPA Press Release "From Brownfields to a Green Future" issued on April 19, 2007.

# **ATTACHMENT A**

# Responses to Threshold Criteria

### **Threshold Criteria for Assessment Grants**

**1. APPLICANT ELIGIBILITY:** Each of the four Coalition members are eligible applicants for EPA Brownfields Assessment Grants. Detailed eligibility information is provided below.

### (a) Eligibility of Lead Entity:

The City of Dallas is a unit of local government in Dallas County, Texas. The City of Dallas was incorporated on February 2, 1856 during the regular session of the Sixth Texas Legislature.

### (b) Eligibility of Coalition Members:

The City of Dallas is a "general purpose unit of local government" as defined in 2 CFR 200.64 and, therefore, eligible to receive EPA Brownfields Assessment Grant funding.

The Real Estate Council (TREC), St. Philip's School & Community Center (St Philip's) and Lone Star Justice Alliance (LSJA) are nonprofit organizations and eligible to receive EPA Brownfields Assessment Grant funding.

Eligibility documentation for TREC, St. Philip's School & Community Center, and LSJA is provided as Attachments B - D and includes:

1. Documentation demonstrating tax-exempt status under section 501(c)(3) of the Internal Revenue Code.

### (c) Letters of Commitment from Coalition Members:

Letters of commitment confirming membership of TREC, St Philip's and LSJA in the Coalition are provided as <u>Attachment E</u>.

### 2. COMMUNITY INVOLVEMENT:

The City will work closely with its Coalition partners, TREC, St Philip's, and LSJA to connect with stakeholders within the South Dallas/Fair Park target area and facilitate a cohesive process that is inclusive of the greater interests of the community. The City offers redevelopment incentives and will serve as an important connector with property/business owners and developers interested in near-term redevelopment opportunities in the target area. Developers share valuable information with the City about their challenges, which often include brownfield-related issues. This "insider look" will ensure the grant will focus on the most feasible high-impact projects. In addition:

- **TREC** is an organization of developers, builders, brokers, investment bankers and title professionals. TREC will help engage with the real estate industry to catalyze investment in the target community.
- **St. Philip's** enriches the lives of families through education & essential social services. They will help engage with sensitive populations via their school, sports, senior citizens, food pantry & clinic programs.
- LSJA is committed to redirecting youth and integrating those most affected by the justice system. LSJA will help engage with area families through their targeted outreach and public awareness campaigns.

### **Threshold Criteria for Assessment Grants**

The Coalition has also identified local project partners who will bring important community voices to the table. In November 2019, the City participated in a public open house for the Fair Park First Master Plan to share info about the EPA Grant and solicit commitments to serve on the Brownfield Advisory Committee (BAC). Participants asked questions about environmental issues, project goals and opportunities to get involved. Each partner has committed to serving on the BAC and assisting with community engagement. The BAC will establish prioritization criteria & be actively involved in all activities. Confirmed project partners are provided in Section 2.b of the narrative and demonstrate the significant community support for this project.

### 3. EXPENDITURE OF ASSESSMENT GRANT FUNDS:

The City of Dallas does not currently have an active EPA Brownfields Assessment Grant.

## **ATTACHMENT B**

### **Documentation of Applicant Eligibility for**

### **The Real Estate Council**

 Documentation demonstrating tax-exempt status under section 501(c)(3) of the Internal Revenue Code



In reply refer to: 0248543444 Apr. 08, 2008 LTR 4168C E0 75-2510813 000000 00 000 00014252

BODC: TE

REAL ESTATE COUNCIL FOUNDATION 5430 LBJ FREEWAY 100 DALLAS TX 75240-2667254



019899

Employer Identification Number: 75-2510813
Person to Contact: MS. BAUMANN
Toll Free Telephone Number: 1-877-829-5500

Dear TAXPAYER:

This is in response to your request of Apr. 01, 2008, regarding your tax-exempt status.

Our records indicate that a determination letter was issued in JULY 1994, that recognized you as exempt from Federal income tax, and discloses that you are currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records also indicate you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Michele M. Sullivar

Michele M. Sullivan, Oper. Mgr. Accounts Management Operations I

## **ATTACHMENT C**

### **Documentation of Applicant Eligibility for**

### St. Philip's School & Community Center

 Documentation demonstrating tax-exempt status under section 501(c)(3) of the Internal Revenue Code INTERMEL REVEHUE SERVICE
District Director

DEPARTMENT OF THE TREASURY

St Phillips Community Center 1600 Pennsylvania Ave Oallas, Texas 75215-3239

Person to Contact: EP/EU Correspondence Examiner

Telephone Number: (214) 757-6513

Refer Reply to: EP/E0:SPB:4950DAL

Oate: 34-18-91

Dear Sir or Madam:

Our records show that <u>St Phillips Community Centar</u>
is exempt from Federal Income Tax under section 50:(c)(5) of the Internal Revenue Code. This exemption was granted <u>Occember 1945</u> and remains in full force and effect. Contributions to your organization are deductible in the manner and to the extent provided by section 170 of the Code.

le have classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Internal Revenue Code because you are an organization described in section 170(b)(1)(A)(ii)

If we may be of further assistance, please contact the person whose name and telephone number are shown above.

Eincerely yours,

A. Wilson

ER/EO Correspondence Examiner

.. EMPLOYER ID# 75-1097360

**TAX EXEMPT # 30-A6941** 



## **ATTACHMENT D**

# Documentation of Applicant Eligibility for Lone Star Justice Alliance

 Documentation demonstrating tax-exempt status under section 501(c)(3) of the Internal Revenue Code INTERNAL REVENUE SERVICE P. O. BOX 2508 CINCINNATI, OH 45201

Date: JAN 3 0 2018

LONE STAR JUSTICE ALLIANCE 1411 WEST AVE STE 200 AUSTIN, TX 78701

Employer Identification Number: 82-2345921 DLN: 17053235348027 Contact Person: ID# 31495 JOY M MCCOY Contact Telephone Number: (877) 829-5500 Accounting Period Ending: December 31 Public Charity Status: 170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required: Yes Effective Date of Exemption: August 8, 2017 Contribution Deductibility: Yes Addendum Applies: No

### Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

### LONE STAR JUSTICE ALLIANCE

Sincerely,

stephen a. martin

Director, Exempt Organizations Rulings and Agreements

# **ATTACHMENT E**

### **Letters of Commitment from Coalition Members**



November 22, 2019

Mr. James McGuire Brownfield Project Director City of Dallas, Office of Environmental Quality & Sustainability 1500 Marilla Street, 7AN Dallas, TX 75201

RE: Letter of Commitment for FY2020 EPA Brownfields Assessment Coalition Grant

Dear Mr. McGuire,

I am pleased to confirm The Real Estate Council (TREC) and The Real Estate Council Foundation (TRECF) will be a member of the Coalition led by the City of Dallas and supports this Brownfields Assessment Grant Application to secure funding through the Fiscal Year 2020 Environmental Protection Agency (EPA) Brownfields Grants Program.

By allowing the Coalition to identify and assess brownfield sites and plan for their future redevelopment, the EPA Grant will support the long-term economic well-being of our community and encourages reinvestment and economic development opportunities. Grant funding will allow the Coalition to identify and assess brownfield sites along prime commercial and industrial corridors and will support our long-term community vision to revitalize our neighborhoods and economy. Creating useable properties will complement the existing efforts already set forth and encourage much-needed reinvestment, economic development, and job creation opportunities.

The Real Estate Council has been engaged with the City of Dallas in supporting previous EPA Applications. We recognize the incredible need there is within our community in addressing brownfield sites and ensuring those properties are put into productive use to benefit our citizens. TREC has been actively engaged in South Dallas/Fair Park neighborhood for 25 years and are currently working with three local nonprofit organizations who have significant commercial real estate holdings along Martin Luther King Boulevard that are in need of improvement. These properties could provide needed services to the residents in the community, if they had access to the tools available through this grant. Over the past year, TREC has been engaged in an Equitable Development Study in three blighted neighborhoods. South Dallas/Fair Park was one of those communities. As a result of our study – which community members cited environmental clean-up an urgent need, JPMorgan Chase Foundation has awarded our organization a \$6MM grant to invest capital in this neighborhood. The leverage that could occur alongside this grant from the EPA would be game changing.

If funds are awarded, members of our staff will participate on the Brownfield Advisory Committee and assist with other critical tasks to help guide successful implementation of our proposed project. We sincerely appreciate your consideration of this request and know that we will be investing alongside you as we seek to improve our city.

If you need further information, please contact me at 214.580.1681 or <a href="mailto:Lmcmahon@recouncil.com">Lmcmahon@recouncil.com</a>. We look forward to partnering with the City of Dallas in this endeavor to revitalize South Dallas/Fair Park.

Linda McManon President & CEO

Sincerel



November 26, 2019

James McGuire Brownfield Project Director City of Dallas, Office of Environmental Quality & Sustainability 1500 Marilla Street, 7AN Dallas, TX 75201

RE: Letter of Commitment for FY2020 EPA Brownfields Assessment Coalition Grant

Dear Mr. McGuire,

I am pleased to confirm St. Philip's School and Community Center (St. Philip's) will be a member of the Coalition led by the City of Dallas and supports this Brownfields Assessment Grant Application to secure funding through the Fiscal Year 2020 Environmental Protection Agency (EPA) Brownfields Grants Program.

St. Philip's history of impacting the environment outside of school walls in collaboration with neighbors, the City of Dallas, The Real Estate Council (TREC) and other community groups continues to be critical to its lasting success as a neighborhood change agent. This work led to the establishment of a neighborhood development corporation in the 1980s resulting in more than 70 new residential units within four blocks of campus. Apartment complexes ridden with drugs and prostitution and abandoned, burnt-out buildings were replaced with community services and recreational spaces. A relevant example of this redevelopment work accomplished through collaboration is Aunt Bette's Community Pantry which was the result of a partnership between St. Philip's, North Texas Food Bank, In the City for Good, the City of Dallas, Kroger, Dallas County, The Real Estate Council, and Trammell Crow Company. Located in a former liquor store now owned by St. Philip's, this critical community resource opened in 2015 as a source for healthy food in a former food desert. The pantry equips St. Philip's to provide fresh produce and groceries to more than 600 neighbors annually in a dignified manner and environment. Funding and environmental expertise from the City of Dallas and the EPA program enabled us do environmental remediation work on the site, including removal of underground fuel storage tanks.

Today, market driven development surrounds the St. Philip's neighborhood and is rapidly expanding. It was recently identified by the City of Dallas as one of the top eight neighborhoods most vulnerable to rapid transition and poised for growth. Selected by The Real Estate Council from nearly 40 projects addressing economic challenges, St. Philip's-in partnership with Cornerstone Church and CitySquare--was awarded the inaugural Dallas Catalyst Project. The collaboration addresses the disrepair of our neighborhood's main commercial strip including restoring two commercial structures (the iconic Forest Theater and a 12,000 sq ft retail space) and utilizing the canopy of the I-45 bridge to create a green space. The goal is to catalyze the resurgence of this historic neighborhood. The Project has been widely supported by City of Dallas leaders and departments, including those in the Departments of Transportation, Economic Development and Housing. The St. Philip's neighborhood also partnered with TREC to develop a comprehensive equitable development plan for the neighborhood. This process meaningfully engaged multiple stakeholders including residents, City leaders, and business/community leaders and culminated in the creation of a report that informs our redevelopment strategies. It includes



recommendations to utilize policy tools like the Neighborhood Empowerment Zone and Community Land Trust, which the City of Dallas has been instrumental in bringing forward. The Plan's importance is widely recognized and recently garnered a multi-million-dollar capital investment grant from JP Morgan.

By allowing the Coalition to identify and assess Brownfield sites and plan for their future redevelopment, the EPA Grant will support the long-term economic well-being of our community and will encourage reinvestment and economic development opportunities. Grant funding will allow the Coalition to identify and assess Brownfield sites along prime commercial and industrial corridors and will support the community's long-term vision of a revitalized neighborhood and economy. Creating useable properties will complement the existing efforts already underway and encourage much-needed reinvestment, economic development, and job creation possibilities.

If funds are awarded, members of our staff are excited to participate on the Brownfield Advisory Committee and assist with other critical tasks to help guide successful implementation of our proposed project. We look forward to being a part of this important coalition which will reduce the barriers to redevelopment in our most vulnerable communities. The support of TCEQ and the EPA in our redevelopment work thus far has been critical, and we believe that this coalition will enable us to bring visibility to the Brownfields program and critical funding to other community organizations doing this important work in our City.

If you need further information please contact me at 214-421-5221 or jsaqueton@stphilips.com. We look forward to partnering with the City of Dallas on this endeavor to revitalize the South Dallas/Fair Park community.

Sincerely,

Julie Sagueton

Julie Saqueton Chief Community Advancement Officer St. Philip's School and Community Center



December 2, 2019

James McGuire Brownfield Project Director City of Dallas, Office of Environmental Quality & Sustainability 1500 Marilla Street, 7AN Dallas, TX 75201

#### RE: Letter of Commitment for FY2020 EPA Brownfields Assessment Coalition Grant

Dear Mr. McGuire,

I am pleased to confirm Lone Star Justice Alliance (LSJA) will be a member of the Coalition led by the City of Dallas and supports this Brownfields Assessment Grant Application to secure funding through the Fiscal Year 2020 Environmental Protection Agency (EPA) Brownfields Grants Program.

By allowing the Coalition to identify and assess brownfield sites and plan for their future redevelopment, the EPA Grant will support the long-term economic well-being of our community and encourages reinvestment and economic development opportunities. Grant funding will allow the Coalition to identify and assess brownfield sites along prime commercial and industrial corridors and will support our long-term community vision to revitalize our neighborhoods and economy. Creating useable properties will complement the existing efforts already set forth and encourage much-needed reinvestment, economic development, and job creation opportunities.

If funds are awarded, members of our staff will participate on the Brownfield Advisory Committee and assist with other critical tasks to help guide successful implementation of our proposed project. Specifically, Yulise Reaves Waters, Director of Dallas Programs for LSJA will be the direct contact for this project.

If you need further information please contact me at (512) 394-5791 or ehenneke@lsja.org. We look forward to partnering with the City of Dallas on this endeavor to revitalize the South Dallas/Fair Park.

Sincerely,

Elizabeth A. Henneke Executive Director

Elizabeth A. Henneke

executive Director

### 14. Areas Affected by Project (Cities, Counties, State, etc.)

Dallas, Dallas County, Texas

OMB Number: 4040-0004 Expiration Date: 12/31/2019

Application for Federal Assistance SF-424												
* 1. Type of Submission	n:	* 2. Typ	e of Application:	* If	Revision,	, select appropriat	te letter(s	s):				
Preapplication		⊠ Ne										
Application		_	ontinuation	* 01	ther (Spe	cify):						
Changed/Correct	ted Application		evision									
	tou / tppiloution											
* 3. Date Received:		4. Appli	cant Identifier:									
				_								
5a. Federal Entity Identifier:					5b. Federal Award Identifier:							
State Use Only:												
6. Date Received by St	ate:		7. State Application	Ide	entifier:							
8. APPLICANT INFOR	RMATION:		•									
* a. Legal Name: Cit	y of Dallas											
* b. Employer/Taxpaye	r Identification Nur	mber (EIN	N/TIN):	,	* c. Orga	nizational DUNS	 S:					
75-6000508				Iг		4780000						
d. Address:	d. Address:											
* Street1:	1500 Marilla St. 4EN									7		
Street2:												=
	Dallas											
<u> </u>	Dallas											
* State:						TX: Texas						
Province:						IX: Texas						
* Country:					IIC A ·	UNITED STA	TEC					
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e. Organizational Uni	it:			_								
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Environmental Qu	uality			] ] [								
f. Name and contact	information of p	erson to	be contacted on m	atte	ers invo	lving this appli	ication:					
Prefix: Ms.			* First Nam	ie:	Dina	ı						
Middle Name:												
* Last Name: Colar	rossi											
Suffix:												
Title: Fund Develo	pment Manage	r										
Organizational Affiliatio	n:											
l —	City of Dallas, Office of Strategic Partnerships											
* Telephone Number:	2146719062					Fax Number:						
*Email: dina.cola	rossi@dallas	cityha:	ll.com									<u>_</u>
		-										1

Application for Federal Assistance SF-424
* 9. Type of Applicant 1: Select Applicant Type:
C: City or Township Government
Type of Applicant 2: Select Applicant Type:
Type of Applicant 3: Select Applicant Type:
* Other (specify):
* 10. Name of Federal Agency:
Environmental Protection Agency
11. Catalog of Federal Domestic Assistance Number:
66.818
CFDA Title:
Brownfields Assessment and Cleanup Cooperative Agreements
* 12. Funding Opportunity Number:
EPA-OLEM-OBLR-19-05
* Title:
FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS
13. Competition Identification Number:
Title:
44 Areas Affected by Project (Cities Counties States at a):
14. Areas Affected by Project (Cities, Counties, States, etc.):
1235-14 Areas Affected.pdf  Add Attachment  Delete Attachment  View Attachment
* 15. Descriptive Title of Applicant's Project:
FY2020 EPA Brownfields Assessment Coalition
Attach supporting documents as specified in agency instructions.
Add Attachments Delete Attachments View Attachments

16. Congressional Districts Of:	
* a. Applicant 30 * b. Program/Project 30	
Attach an additional list of Program/Project Congressional Districts if needed.	
Add Attachment Delete Attachment View Attachment	
17. Proposed Project:	
* a. Start Date: 10/01/2020 * b. End Date: 09/30/2023	
18. Estimated Funding (\$):	
* a. Federal 600,000.00	
* b. Applicant 0.00	
* c. State 0 . 00	
* d. Local 0 . 0 0	
* e. Other 0 . 0 0	
* f. Program Income 0.00	
* g. TOTAL 600,000.00	
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
a. This application was made available to the State under the Executive Order 12372 Process for review on	
b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
Yes No	
If "Yes", provide explanation and attach	
If "Yes", provide explanation and attach	
If "Yes", provide explanation and attach  Add Attachment  Delete Attachment  View Attachment  21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)  ** I AGREE  ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency	
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If "Yes", provide explanation and attach  Add Attachment  Delete Attachment  View Attachment  21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)  **I AGREE  ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.  Authorized Representative:  Prefix:  ** First Name:  ** First Name:  ** First Name:  ** T.C.  Middle Name:	
If "Yes", provide explanation and attach  Add Attachment  Delete Attachment  View Attachment  21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)  ** ** I AGREE  *** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.  Authorized Representative:  Prefix: Mr.	
If "Yes", provide explanation and attach  Add Attachment  Delete Attachment  View Attachment  21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)  **I AGREE  *** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.  Authorized Representative:  Prefix: Mr.	
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